049.0	0002	0018.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,207,300	/	1,207,300
USE VALUE:	1,207,300	/	1,207,300
ASSESSED:	1,207,300	/	1,207,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSFIELD REALTY MANAGEMENT
Owner 2:	
Owner 3:	
Street 1:	62 NEWTONVILLE AVE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02458
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 2714 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6005.000	787,200		420,100	1,207,300
Total Card	0.138	787,200		420,100	1,207,300
Total Parcel	0.138	787,200		420,100	1,207,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.84 | /Parcel: 444.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34698
GIS Ref	
GIS Ref	
Insp Date	06/08/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0002-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	787,200	0	6,005.	420,100	1,207,300		Year end	12/23/2021
2021	105	FV	754,100	0	6,005.	420,100	1,174,200		Year End Roll	12/10/2020
2020	105	FV	754,100	0	6,005.	420,100	1,174,200	1,174,200	Year End Roll	12/18/2019
2019	105	FV	563,400	0	6,005.	420,100	983,500	983,500	Year End Roll	1/3/2019
2018	105	FV	563,400	0	6,005.	282,100	845,500	845,500	Year End Roll	12/20/2017
2017	105	FV	531,300	0	6,005.	270,100	801,400	801,400	Year End Roll	1/3/2017
2016	105	FV	531,300	0	6,005.	246,100	777,400	777,400	Year End	1/4/2016
2015	105	FV	470,700	0	6,005.	198,000	668,700	668,700	Year End Roll	12/11/2014

!4131!

PRINT

Date	Time
12/30/21	00:05:31

LAST REV

Date	Time
07/02/19	10:58:23
jorourke	

PAT ACCT. 4131

USER DEFINED

Prior Id # 1:	34698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY MARY	29585-379		12/28/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2009	604	Addition	266,800					CONVERT TO 3 FAMIL
5/27/2009	389	Demoliti	6,000					
11/8/2000	878	Re-Roof	4,900	C				NEW RUBBER ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2010	Info Fm Plan	BR	B Rossignol
2/18/2010	Info Fm Prmt	BR	B Rossignol
6/8/2009	Measured	189	PATRIOT
3/13/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6005		Sq. Ft.	Site		0	70.	1.00	11									420,106				G11		420,100	

Total AC/HA:	0.13786	Total SF/SM:	6005	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	420,106	Spl Credit		Total:	420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03688276
Const Adj.:	0.99989998
Adj $ / SQ:	186.620
Other Features:	177000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825123
Depreciation:	37956
Depreciated Total:	787167

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

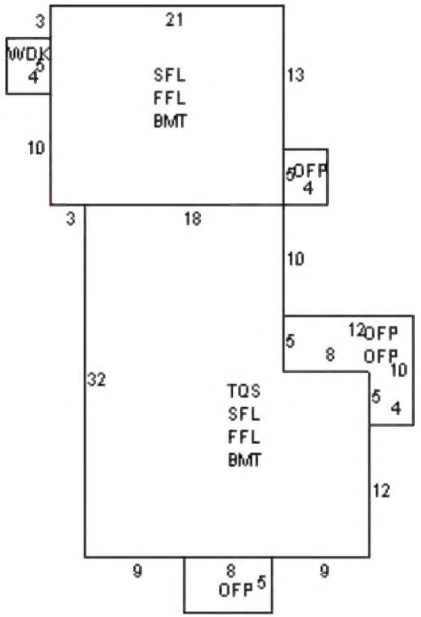
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	205.28
Special Features:	0	Val/Su Net:	194.66
Final Total:	787200	Val/Su SzAd	290.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	55.990	61,025
FFL	First Floor	1,090	186.620	203,416
SFL	Second Floor	1,090	186.620	203,416
TQS	3/4 Story	534	186.620	99,655
OFP	Open Porch	220	24.000	5,279
WDK	Deck	20	16.000	320

Net Sketched Area:	4,044			Total:	573,111
Size Ad	2714	Gross Area	4222	FinArea	2714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 049.0-0002-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc